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TOWN OF BELMONT
ZONING BOARD OF APPEALS

2021 DEC 24 AM 8:43

CASE NO. 21-31

APPLICANT: Michael and Erin Mahoney *Owners*

PROPERTY: 44 Winn Street

DATE OF PUBLIC HEARING: December 6, 2021

MEMBERS SITTING: Nick Iannuzzi, Chairman
James Zarkadas, Vice Chair
Casey Williams
Andrew Kelley
Teresa MacNutt
David Stiff, Associate Member
Jeff Birenbaum, Associate Member



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MEMBERS VOTING: Nick Iannuzzi, Chairman
James Zarkadas, Vice Chair
Casey Williams
Andrew Kelley
Teresa MacNutt

Introduction

This matter came before the Board of Appeals ("Board") of the Town of Belmont ("Town") acting as Variance and Special Permit Granting Authority under the Zoning By-Law of the Town of Belmont, Massachusetts ("By-Law") and Chapter 40A of the Massachusetts General Law ("Zoning Act"). The Applicants, Michael and Erin Mahoney ("Applicant"), request Two (2) Special Permits under Section 1.5 of the Zoning By-Laws to construct a three and a half story addition at 44 Winn Street located in a Single Residence C (SRC) Zoning District.

The Board held a duly noticed hearing on the application on December 6, 2021. The applicants had submitted for the Board's review architectural drawings prepared by Miller Design LLC dated August 18, 2021, a plot plan dated August 25, 2021 and 8 letters and 90 signatures in support of their project.

Diane Miller, architect, presented the case to the Board.

At the meeting, four neighbors spoke in favor of the project, no one spoke in opposition to the proposed.

Proposal

The applicants propose to construct a three and a half (3.5) story addition at 44 Winn Street located in a Single Residence C Zoning District. The proposed addition on the first floor will add a mudroom and a bathroom and will enlarge the kitchen, dining room and the family room. On

*Michael Mahoney
27 Dean Street
Belmont, MA 02478*

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Address: 44 Winn Street

the second floor, it will add one bedroom, two bathrooms and a laundry room. The Special Permits requested are as follows:

§4.2 of the Zoning By-Law Dimensional Regulations allow a maximum of 2-1/2 stories and requires a minimum side setback of 10.0'.

1. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (47.28% of the foundation walls are exposed) and is considered a story. The proposed addition is a three and a half (3-1/2) story addition.
2. The existing and proposed side setback is 9.8'.

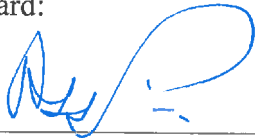
Conclusion

On December 6, 2021 the Board deliberated on the Applicants' request for Two (2) Special Permits under Section 1.5 of the By-Law to construct an addition at 44 Winn Street located in Single Residence C (SRC) Zoning District. The Board found that due to topography of land in this neighborhood, most structures are three and a half story and that the proposed addition is not more detrimental to the neighborhood than the existing and is in keeping with the character of other houses in the vicinity.

Accordingly, **upon motion duly made by Nicholas Iannuzzi and seconded by James Zarkadas, the Board voted 5-0 to grant the Applicants the Special Permits as requested.**

For the Board:

Dated: December 23, 2021



Ara Yogurtian
Assistant Director
Office of Community Development

CERTIFICATION BY TOWN CLERK

I, Ellen O'Brien Cushman, hereby certify that twenty (20) days have elapsed after the decision was filed in the office of the Belmont Town Clerk on December 24, 2021, and further I certify that no appeal has been filed with regard to the granting of said Two (2) Special Permits with Zero (0) conditions.



Ellen O'Brien Cushman, Town Clerk
Belmont, MA

February 18, 2022